



Legislation Text

File #: 65925, **Version:** 1

Fiscal Note

No City appropriation required. City costs associated with urban development in this area will be included in future operating and capital budgets, subject to Common Council approval.

Title

Amending the East Washington Avenue Capitol Gateway Corridor Plan to revise the land use recommendation for the block bounded by E Washington Avenue, S Livingston Street, E Main Street, and S Paterson Street from "Employment" to "Employment/Residential."

Body

WHEREAS the East Washington Avenue Capitol Gateway Corridor Plan was adopted by the Madison Common Council on February 5, 2008 as a supplement to the City of Madison Comprehensive Plan to include long term land use and development recommendations for the area bounded by Blair Street, E Mifflin Street, First Street, and E Main Street; and

WHEREAS the City of Madison Comprehensive Plan, adopted by the Madison Common Council on August 7, 2018 recommends Employment Uses for the subject block and the vast majority of the south side of East Washington Avenue; and

WHEREAS the East Washington Avenue Capitol Gateway Corridor Plan currently recommends "Employment" land uses for the 800-block on the south side of E Washington Avenue; and

WHEREAS the subject block includes an existing eight-story commercial/ office building containing 152,925 square feet of floor area and a nine-story, 158,000 square-foot office building; and

WHEREAS construction of an eight-story, 151-room hotel to support the employment and commercial uses located elsewhere in this corridor has been approved on the subject block, but which has not yet started; and

WHEREAS an application has been submitted to redevelop the former Gardner Bakery property at 849 E Washington Avenue and 844 E Main Street with a 14-story mixed-use building with 10,000 square feet of commercial space and 226 apartments, which incorporates a portion of the historic building into the new structure; and

WHEREAS an amendment to the East Washington Avenue Capitol Gateway Corridor Plan would be required for the proposed mixed-use development with residential uses to be consistent with the land use recommendations in that plan; and

WHEREAS an amendment to the East Washington Avenue Capitol Gateway Corridor Plan Proposed Land Use Map has been prepared to recommend that this block be developed with "Employment/Residential" (primarily employment uses, with residential uses as a secondary allowable use), which is generally consistent with the mixed-use development proposed by the property owner; and

WHEREAS, the Marquette Neighborhood Association Board voted unanimously to support the amendment to allow residential uses in this block as noted in correspondence from Jack Kear of the Marquette Neighborhood Association dated May 20, 2021; and

WHEREAS City agencies have reviewed the proposed amendment to the East Washington Avenue Capitol Gateway Corridor Plan, as well as the proposed conditional use application submitted by the application, and have provided comments and recommendations for consideration by the Urban Design Commission, Plan Commission, and Common Council.

NOW THEREFORE BE IT RESOLVED THAT the East Washington Avenue Capitol Gateway Corridor Plan, a supplement to the City of Madison Comprehensive Plan, is hereby amended to revise the land use recommendation for block bounded by E Washington Avenue, S Livingston Street, E Main Street, and S Paterson Street from "Employment" to "Employment/Residential", with Residential as an allowable secondary use, as shown on the amended Proposed Land Use Map.